

SNAPSHOT of HOME Program Performance--As of 12/31/10 **Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	38		
% of Funds Committed	96.90 %	94.75 %	8	96.48 %	52	55	
% of Funds Disbursed	87.94 %	89.45 %	22	89.00 %	36	37	
Leveraging Ratio for Rental Activities	1.33	4.65	20	4.81	25	19	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	74.71 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	0.00 %	61.74 %	36	70.99 %	0	0	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	76.42 %	1	81.75 %	100	100	
% of 0-30% AMI Renters to All Renters***	31.25 %	40.57 %	29	45.84 %	28	26	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.30 %	1	96.12 %	100	100	
Overall Ranking:				In State:	33 / 38	Nationally:	14 11
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$95,954	\$16,190		\$27,889	16 Units	25.00 %	
Homebuyer Unit	\$12,365	\$10,229		\$15,632	48 Units	75.00 %	
Homeowner-Rehab Unit	\$0	\$31,665		\$21,037	0 Units	0.00 %	
TBRA Unit	\$0	\$3,647		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$111,855	\$109,626	\$0
\$58,916	\$63,083	\$34,305
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.71

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	68.8	47.9	0.0	0.0	Single/Non-Elderly:	56.3	29.2	0.0	0.0
Black/African American:	6.3	14.6	0.0	0.0	Elderly:	0.0	2.1	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	43.8	18.8	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	50.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	18.8	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	25.0	18.8	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	56.3	31.3	0.0	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	6.3	8.3	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	18.8	22.9	0.0	0.0	Other:	0.0			
4 Persons:	6.3	18.8	0.0	0.0	No Assistance:	100.0			
5 Persons:	12.5	14.6	0.0	0.0					
6 Persons:	0.0	4.2	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

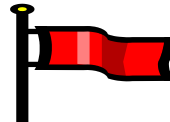
State: TX

Group Rank: 14
 (Percentile)

State Rank: 33 / 38 PJs

Overall Rank: 11
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	0	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.9	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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